

CITY OF HERMANTOWN
HERMANTOWN ECONOMIC DEVELOPMENT AUTHORITY

Thursday, July 27, 2023 at 5:00 PM Central
Council Chambers, City Hall - Hermantown Governmental Services Building

Mayor Wayne Boucher: Present
Councilor John Geissler: Absent
Dwayne Haapanen: Present
Councilor Andy Hjelle: Present
Councilor Ellie Jones: Present
Councilor Brian LeBlanc: Present
Chad Ronchetti: Present

CITY STAFF: John Mulder, City Administrator; Steve Overom, HEDA Attorney, Heidi Timm - Bijold, Consultant

VISITORS:

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **MINUTES**

A. Approve June 29, 2023 HEDA Minutes

Motion to approve minutes as presented. This motion, made by Councilor Andy Hjelle and seconded by Dwayne Haapanen, Carried.

Chad Ronchetti: Yea
Councilor Andy Hjelle: Yea
Councilor Brian LeBlanc: Yea
Councilor Ellie Jones: Yea
Councilor John Geissler: Absent
Dwayne Haapanen: Yea
Mayor Wayne Boucher: Yea

Yea: 6, Nay: 0, Absent: 1

4. **WORK SESSION (Project Updates)**

A. Update and Overview of HEDA Activities: John Mulder explained the various HEDA's bylaws and the various actions HEDA should take as part of their annual meeting. The July meeting has been the annual meeting to coincide with the audit being completed by the City's auditors and the preparation of the budget for the next year. John reminded the group that they have been focusing on three major areas for development in the past year: the Stebner Farm, Hwy 53 Business Park, and the Engwall's site. HEDA was also supporting some the marketing efforts of Hermantown's Home Town campaign.

B. Overview and Discussion on Tax Increment Financing Planning: John Mulder explained the development plan that was established in 1993. The development district had generally included land east of Ugstad and north of Maple Grove and south of Maple Grove to approximately Oak Ridge Drive on the east side of Stebner. In order to create a Tax Increment Financing District, property had to be within that development district. In order to allow TIF District on Engwall's site, the Development District needed to be expanded. Staff recommended to include all land east of Ugstad and include Section 4 & 5 along Hwy 53. HEDA discussed the proposed Development district and choose to modify it to include a corridor along Hwy 2, but eliminate east of Ugstad south of Maple Grove and land south of Morris Thomas. Staff was directed to modify the map for the notice of the public hearing.

5. **MOTIONS**

A. Motion to establish the amount of bond at \$300,000 required to be provided by the Treasurer

This motion, made by Dwayne Haapanen and seconded by Councilor Andy Hjelle, Carried.

Chad Ronchetti:	Yea
Councilor Andy Hjelle:	Yea
Councilor Brian LeBlanc:	Yea
Councilor Ellie Jones:	Yea
Councilor John Geissler:	Absent
Dwayne Haapanen:	Yea
Mayor Wayne Boucher:	Yea

Yea: 6, Nay: 0, Absent: 1

B. Motion to approve an annual report to the City

This motion, made by Chad Ronchetti and seconded by Councilor Andy Hjelle, Carried.

Chad Ronchetti:	Yea
Councilor Andy Hjelle:	Yea
Councilor Brian LeBlanc:	Yea
Councilor Ellie Jones:	Yea
Councilor John Geissler:	Absent
Dwayne Haapanen:	Yea
Mayor Wayne Boucher:	Yea

Yea: 6, Nay: 0, Absent: 1

C. Motion to approve for submission to the City Council a budget for the succeeding year of HEDA

This motion, made by Chad Ronchetti and seconded by Dwayne Haapanen, Carried.

Chad Ronchetti:	Yea
Councilor Andy Hjelle:	Yea
Councilor Brian LeBlanc:	Yea
Councilor Ellie Jones:	Yea
Councilor John Geissler:	Absent
Dwayne Haapanen:	Yea
Mayor Wayne Boucher:	Yea

Yea: 6, Nay: 0, Absent: 1

D. Motion to approve a report to the City Council on the Enabling Resolution

This motion, made by Councilor Ellie Jones and seconded by Dwayne Haapanen, Carried.

Chad Ronchetti:	Yea
Councilor Andy Hjelle:	Yea
Councilor Brian LeBlanc:	Yea
Councilor Ellie Jones:	Yea
Councilor John Geissler:	Absent
Dwayne Haapanen:	Yea
Mayor Wayne Boucher:	Yea

Yea: 6, Nay: 0, Absent: 1

E. Motion to appoint depositories

This motion, made by Chad Ronchetti and seconded by Councilor Brian LeBlanc, Carried.

Chad Ronchetti:	Yea
Councilor Andy Hjelle:	Yea
Councilor Brian LeBlanc:	Yea
Councilor Ellie Jones:	Yea
Councilor John Geissler:	Absent
Dwayne Haapanen:	Yea
Mayor Wayne Boucher:	Yea

Yea: 6, Nay: 0, Absent: 1

F. Motion to approve an audit to submit to the City Council

This motion, made by Councilor Ellie Jones and seconded by Councilor Andy Hjelle, Carried.

Chad Ronchetti: Yea
Councilor Andy Hjelle: Yea
Councilor Brian LeBlanc: Yea
Councilor Ellie Jones: Yea
Councilor John Geissler: Absent
Dwayne Haapanen: Yea
Mayor Wayne Boucher: Yea

Yea: 6, Nay: 0, Absent: 1

G. Motion to appoint officers. President Boucher, Vice President Geissler, Treasurer Jones, Secretary LeBlanc, Assistant Treasurer Orme.

This motion, made by Councilor Ellie Jones and seconded by Councilor Andy Hjelle, Carried.

Chad Ronchetti: Yea
Councilor Andy Hjelle: Yea
Councilor Brian LeBlanc: Yea
Councilor Ellie Jones: Yea
Councilor John Geissler: Absent
Dwayne Haapanen: Yea
Mayor Wayne Boucher: Yea

Yea: 6, Nay: 0, Absent: 1

6. **RESOLUTIONS**

Roll call will be taken only on items required by law and items requiring 4/5's votes, all others can be done by voice vote.

A. 2023-10H Resolution Establishing Tax Increment Financing Redevelopment District No. 1-2: The Greenhouse, And Adopting A Tax Increment Financing Plan Therefor

Motion To Approve Resolution Establishing Tax Increment Financing Redevelopment District No. 1-2: The Greenhouse, And Adopting A Tax Increment Financing Plan Therefor. This motion, made by Chad Ronchetti and seconded by Councilor Andy Hjelle, Carried.

Chad Ronchetti: Yea

Councilor Andy Hjelle: Yea
Councilor Brian LeBlanc: Yea
Councilor Ellie Jones: Yea
Councilor John Geissler: Absent
Dwayne Haapanen: Yea
Mayor Wayne Boucher: Yea

Yea: 6, Nay: 0, Absent: 1

B. 2023-11H Resolution Approving The Independent Producer Agreement With Story North Productions, LLC And Authorizing And Directing The Execution By Hermantown Economic Development Authority

Motion to approve 2023-11H Resolution Approving The Independent Producer Agreement With Story North Productions, LLC And Authorizing And Directing The Execution By Hermantown Economic Development Authority. This motion, made by Councilor Ellie Jones and seconded by Dwayne Haapanen, Carried.

Chad Ronchetti: Yea
Councilor Andy Hjelle: Yea
Councilor Brian LeBlanc: Yea
Councilor Ellie Jones: Yea
Councilor John Geissler: Absent
Dwayne Haapanen: Yea
Mayor Wayne Boucher: Yea

Yea: 6, Nay: 0, Absent: 1

7. **RECESS**

Motion to recess at 6:15 p.m. This motion, made by Councilor Andy Hjelle and seconded by Councilor Ellie Jones, Carried.

Chad Ronchetti: Yea
Councilor Andy Hjelle: Yea
Councilor Brian LeBlanc: Yea
Councilor Ellie Jones: Yea
Councilor John Geissler: Absent
Dwayne Haapanen: Yea
Mayor Wayne Boucher: Yea

Yea: 6, Nay: 0, Absent: 1

Hermantown Economic Development Authority Continuation Meeting

Thursday, July 27, 2023

Page | 6

Recorded by:

John Mulder, City Administrator